

Zoning Board of Appeals Meeting Minutes
December 7th, 2017 7:00 p.m.
Northfield Town Hall

Members Present: Jennifer Cox, Chair, Erin Jaworski, Clerk, Shawn Foster (arrived 7:15pm), Al Dietrich, and Vivien Venskowski, administrative assistant. *Absent:* Bill Forrest

The Chair opened the business meeting at 7:00 pm and discussed the first item on the agenda, new business.

The Chair requested Dick Hanrahan speak regarding his request. Hanrahan had a business on Route 63 for 52 years/since 1965. The 438 Millers Falls location was used as a warehouse and storage of trucks. The business was closed as of September 2016. He would like to sell the business to a landscape business. The attorney representing the buyer would like documentation that the commercial grandfathering is still in place.

The Board members discussed this request and noted the following:

- There is no commercial zoning
- Grandfathering is now 3 years vs 5 years
- The Board cannot do a specific statement or comment regarding this request
- The grandfathering would need to be documented with receipts/tax documents as proof a business operated at that location
- A special permit application would need to be filed for an official determination

Mr. Hanrahan responded to questions noting his business had been insulation and roofing. Materials and equipment were stored in the building. The building does not have a septic system or water, and it is on a small parcel of land. The corporation was dissolved last year and he can provide that documentation.

Mr. Moretti noted this was a family business, the property would be used for storing trucks and materials such as peat moss and plants. Nothing would be sold on premises.

The Board continued the discussion:

- This business was started before bylaws existed
- The use exists but no permit
- Closing was within 3 years, so grandfathering applies
- No official comment can be made by the ZBA

The Board agreed that the Chair will draft a general letter regarding grandfathering but noted that the Board cannot give specific assurance. She can cite statutes and the new bylaws includes a 3-year grandfather clause.

The Board moved on to the next agenda item and reviewed the minutes of September 19th, 2017 and October 12, 2017.

On a motion by Foster seconded by Dietrich it was unanimously voted to approve the minutes of September 19th, 2017 as amended.

On a motion by Dietrich seconded by Rogers it was unanimously voted to approve the minutes of October 12th as written.

The Board discussed current membership and of new members. The Board asked Rogers if he would like to be a full member. Rogers will send a letter to the Select Board to advise them he is interested in becoming a full member.

The Chair noted she received an email from Willie Morales, Town Administrator, regarding the Mitchell property and a reclamation plan. The Board discussed the email, last site visit in May 2013, the monitoring well reports and Bond assurance documentation have been received, litigation/LCA (Land Court Agreement), ZBA was not required to finalize any reclamation plan nor received any complaints and which board should schedule a site visit.

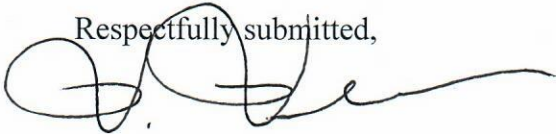
The Board drafted a memo responding to Morales.

The Board discussed the budget for next year and that information will be provided to the Finance Committee.

The Board discussed scheduling a date for a new application for a special permit.

On a motion by Dietrich, seconded by Foster, it was unanimously voted to close the meeting at 8:27 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'V. Venskowski', with a long horizontal flourish extending to the right.

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals